

**These minutes are in draft form and have not yet been approved by the Planning Board.**

**MINUTES/DECISIONS OF THE PLANNING BOARD  
MEETING DATE: OCTOBER 9, 2019**

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Jordan Ulery Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Brackett Member <input type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Ed Van der Veen Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	Roger Coutu Select. Rep <input checked="" type="checkbox"/>
Marilyn McGrath Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>		



- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Elliott Veloso seated for Charlie Brackett.

V. MINUTES OF PREVIOUS MEETING(S)

- 18 September 19 Meeting Minutes – Decisions  
Deferred to the 23 October 19 Planning Board Meeting.

VI. CORRESPONDENCE

A. Street Acceptance.

1. Rebecca Circle

Release of Surety Bond for Hawthorne Woods “Rebecca Circle”

Reference Memo dated 08-20-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$40,500.00 to replace with a two-year maintenance bond in the amount of \$33,715.00 for Rebecca Circle, Hudson, NH.

Mr. Dumont moved to release the cash surety of \$40,500.00 for Hawthorne Woods, Rebecca Circle, Hudson, NH, and replace with a two-year maintenance bond in the amount of \$33,715.00.

Motion seconded by Mr. Veloso. All in favor – motion carried.

2. Orchard Park Lane

Reference Memo dated 8-15-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$29,664.90 cash surety to replace with a two-year maintenance bond in the amount of \$29,664.90 for Orchard Park Lane, Hudson, NH.

Mr. Coutu moved to release the cash surety of \$29,664.90 for Orchard Park Lane, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$29,664.90.

Motion seconded by Mr. Veloso. All in favor – motion carried.

3. Laurel Landing (700 feet)

Reference Memo dated 9-24-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$85,688.13 cash surety to replace with a two-year maintenance bond in the amount of \$40,605.49 for Laurel Landing.

Mr. Collins moved to release the cash surety of \$85,688.13 for Laurel Landing, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$40,605.49.

Motion seconded by Mr. Coutu. All in favor – motion carried.

B. Laurel Landing Off-Site Improvement Bond Release Request

Reference Memo dated 9-20-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of a one-year \$2,708.16 off-site Improvement cash surety for Speare Road, which was completed on September of 2018.

Mr. Collins moved to release the cash surety of \$2,708.16 for Laurel Landing Off-Site Improvement to Speare Road, which was completed on September of 2018.

Motion seconded by Mr. Veloso. All in favor – motion carried.

- C.. Request to Release Corridor Impact Funds from both Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements, and Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements, not to exceed \$109,972.50. Reference Memo dated 9-24-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of Corridor Impact Funds for three intersection camera upgrades (Lowell & Birch, Lowell & Executive, & Lowell & Oblate).

Mr. Veloso moved to recommend to the Board of Selectman the release of Impact Fee Funds from Account 2070-000-701, Corridor – Zone 1 Traffic Improvements for all three Intersection Upgrades (Lowell & Birch, Lowell & Executive, & Lowell & Oblate), not to exceed \$54,986.25 in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 24 SEPT 2019).

Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Veloso moved to recommend to the Board of Selectman the release of Impact Fee Funds from Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for all three Intersection Upgrades (Lowell & Birch, Lowell & Executive, & Lowell & Oblate), not to exceed \$54,986.25 in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 24 SEPT 2019).

Motion seconded by Mr. Coutu. All in favor – motion carried.

- D.. VHB's update on the Belknap Road Extension – Conceptual Plans and Cost Estimates (reference email dated 09-19-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner. - Discussion Tabled.

## VII. PERFORMANCE SURETIES

### A. Eagle's Nest Subdivision Performance Bond

Mr. Coutu moved to establish to establish a performance surety in the amount of \$947,171.72 for the Eagle's Nest Estates Subdivision, Map 186/Lots 20-4 & 24, Map 194/Lots 9 & 10, Map 195/Lot 1, Map 201/Lot 7 Bush Hill Road, Hudson, NH, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima's Interoffice Memo on file, dated October 3, 2019, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

Motion seconded by Mr. Ulery. All in favor – motion carried.

VIII. ZBA INPUT ONLY

- A. Amendment to ZBA Application #01-19, Wetland Special Exception, 161 Lowell Road.

Mr. Ulery voted to forward correspondence to the ZBA concerning the Wetland Buffer Impact associated with the extension of Friars Drive which includes the reconstruction plans to reflect the 32-foot curbed width for Map 209/Lot 001. The Planning Board recommended that the Wetland Special Exception be granted provided the applicant follow Best Management Practices.

IX. OLD BUSINESS

- A. 292 Derry Road Site Plan 292 Derry Road  
SP# 04-19 Map 109/Lot 007

Purpose of Plan: to add a 8,250 sf warehouse with an office to the existing 1,800 sf professional offices, 88 student daycare, and 10 student karate studio. Application Acceptance & Hearing.

Mr. Collins moved to accept the site plan application for 292 & 294 Derry Road, Map 109/Lot 007.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

Mr. Dumont moved to continue the public hearing for 292 & 294 Derry Road, Map 109/Lot 007, date certain, October 23, 2019.

Motion seconded by Mr. Veloso. All in favor – motion carried.

**WAIVERS GRANTED:**

1. §275-8.C.4 – Parking Space Dimensions

Mr. Ulery moved to grant the requested waiver of §275-8.C.4 – Parking Space Dimensions – based on the testimony of the Applicant’s representative, the Board’s discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Collins. Motion carried 4/3/0 (Veloso/Coutu)

2. §275-8.C.6 – Loading Spaces

Mr. Van der Veen moved to grant the requested waiver of §275-8.C.6 – Loading Spaces – based on the testimony of the Applicant’s representative, the Board’s

discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried.

3. §276-11.1.B.16 – Features within 200 feet

Mr. Ulery moved to grant the requested waiver of §276-11.1.B.16 – Features within 200 feet - based on the testimony of the Applicant's representative, the Board's discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. All in favor – motion carried.

4. §276-11.1.B.22 – Green Area

Mr. Ulery moved to grant the requested waiver of §276-11.1.B.22 – Green Area - based on the testimony of the Applicant's representative, the Board's discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. All in favor – motion carried.

OTHER BUSINESS

A. Master Plan Discussion

Mr. Groth explained that as part of the Master Plan update, public outreach sessions will be held on the following dates, times and places:

Session #1 – October 26, 2019, 10am-12pm, Nottingham West Elementary Cafeteria; October 30, 2019, 7pm-9pm, Hudson Memorial School Library.

Session #2 – November 20, 2019, 7pm-9pm, Hudson Memorial School Library; November 23, 2019, 10am-12pm, Hills Garrison Elementary Cafeteria.

Mr. Groth also informed the Board that the Master Plan web-based survey would be launched by the end of the week.

B. Zoning Amendments – Discussion Tabled.

X. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 9:13 p.m.

William Collins, Secretary

DRAFT